

ORDINANCE NO.

**AN ORDINANCE ESTABLISHING A MORATORIUM ON
CONSTRUCTION AND DEVELOPMENT OF CURRENTLY
UNDEVELOPED AREAS ZONED INDUSTRIAL**

PREAMBLE:

A. Minnesota Statute 462.355, subdivision 4, provides that a municipality may adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and general welfare of its residents.

B. Such interim ordinance may regulate, restrict, or prohibit any use, development or subdivision within the municipality or a portion thereof not to exceed one year from the effective date, and may be extended for such additional periods as a municipality may deem appropriate, not exceeding a total additional period of eighteen months.

C. The City of Coon Rapids land use code was adopted to promote public health, safety, morals, and general welfare.

D. The City of Coon Rapids is currently revising its land use code to align with the needs and goals of the community.

E. The City of Coon Rapids has seen significant investment recently in the industrial areas of the City, much of which has included bioscience and precision manufacturing. Such uses align with the city's economic development strategy of attracting bio science and high-tech companies to the community.

F. The City of Coon Rapids has a limited remaining supply of undeveloped industrially zoned and suited land available for new investment and development.

G. Chapter 1600 – Industrial of Revised City Code - 1982 allows a wide variety of land uses, some of which may not align well with the City's economic development strategy.

H. That an interim ordinance for 6 months is necessary to protect the planning process and health, safety and general welfare of the citizens of the City and there is a need to restrict construction, use, development or subdivision of currently undeveloped properties zoned Industrial.

Now, therefore, the City of Coon Rapids does ordain:

Section 1. City of Coon Rapids Staff is directed to continue to study Chapter 1600 – Industrial of Revised City Code - 1982 to determine whether currently permitted land uses align with the City’s economic development strategy and complete any amendments to existing ordinances as necessary.

Section 2. From the effective date of this ordinance a six month moratorium is hereby adopted restricting construction, use, development, or subdivision of currently undeveloped properties zoned Industrial.

Section 3. The moratorium shall be applicable to undeveloped properties zoned Industrial in the City.

Section 4. Any person, corporation or other entity that violates this Ordinance shall be guilty of a misdemeanor and shall be subject to additional legal or equitable remedies available to the City.

Introduced this 15th day of May, 2012.

Adopted this ____ day of _____.

Tim Howe, Mayor

ATTEST:

Catherine M. Sorensen, City Clerk